

**WORKSHOP MEETING  
BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
TUESDAY, AUGUST 30, 2005 – 3:00 P.M.  
MINUTES**

PRESENT UPON ROLL CALL: Commissioner Armstrong, Commissioner Reynolds, Vice Mayor Lishamer, Mayor Beyrouti, Attorney Denhardt.

**OLD BUSINESS**

**1. Undergrounding Construction**

Mayor Beyrouti expressed the Town's wish, after long negotiations with Bright House, Progress Energy and Verizon, to accomplish this undertaking. Progress Energy will take the lead on the project, which is expected to start in October, and take approximately 2 years to complete. Mayor Beyrouti commended Building Official Mike Nadeau for his help in obtaining grants to supplement the cost of the project. The Mayor also said that the Town is proud of its negotiations, especially with Verizon, and that contingency costs were kept at 10%. A loan of \$5 million was obtained from SunTrust Bank at an excellent interest rate of 3.72%. The cost of the undergrounding project will not be transferred to the residents, as has been the case in other local towns. Don Lusk, Town Administrator, explained that all 3 companies involved will use 1 conduit only to minimized digging. Mr. Lusk also said that all of the banks that offered loan rates to the Town were very impressed with our financial strength, which in turn prompted very good interest rate offers on the loan. Mr. Lusk also indicated that the annexation of the former Parsley's mobile home park will increase tax revenues by 20+% for the Town. The new "Miami" curbing that is part of the undergrounding project was obtained by grant. Jimmy Guzman, representing Progress Energy, explained that the utility company will own the equipment, and if the Town wishes to include street lights it will cost an extra \$400,000. for the Town if it buys them. Progress Energy would own the service, not the homeowner. Mayor Beyrouti said that the Big "C" is currently discussing possible undergrounding along a 1.5 mile stretch of Gulf Blvd. at a cost that might be shared with the Town and the County. The current contract for the Town will be acted upon at the next Commission meeting on September 13, 2005.

**2. Proposed Ordinance – Amending Section 90-103.1 PUD**

Administrator Don Lusk explained that this proposed ordinance has been discussed at a previous Workshop, and encourages redevelopment rather than remodeling along Gulf Blvd. Mr. Lusk reminded the Commission that this Ordinance would only apply to Gulf Blvd., since it refers to parcels of 3 or more acres of land – something that does not exist anywhere else in Town. Mr. Lusk also said it would give the Commission more control over development, as it could deny any request that it felt was not in the best interest of the Town's development. When asked how the Parsley project will impact the Town's infrastructure, it was explained that there were originally 360+ mobile homes in the park; they will be replaced by 124 condo units and 69 single family homes. Mayor Beyrouti expressed the Town's desire to remain the same.

**3. Proposed Ordinance – Amending Section 90-96, RD 15 District**

Administrator Don Lusk explained that this proposed ordinance refers to the RD-15 zoning only – about 69 lots, of which 8 are not duplexes. This ordinance would allow a lot to round up to rebuild if there are duplexes on at least 2 sides of the existing single family home. This would allow the option to build a duplex where a single family home currently exists. The question was asked whether an existing home could remain as is; Mr. Lusk said that this ordinance enables – not forces - a resident to build to conformity. There were several resident concerns about whether this ordinance could be perceived as pressure on owners of single family homes to sell, and that there is a different perception in the RD-15 neighborhood with regard to all of the current development. Mayor Beyrouti explained that this ordinance does not apply to setbacks, only to opportunity to round up to the next higher unit. The proposed ordinance will be voted on at the next Commission meeting.

## **NEW BUSINESS**

### **1. Proposed Ordinance Amending Section 140-13, Pertaining to Parking**

Commissioner Jody Armstrong referred to a complaint by some residents of people parking and cutting through private property at the Surfside Beach Club to go to the beach. Attorney James Denhardt provided some amendments to existing parking restrictions that, if voted on by the Commission, will alleviate some of the existing problems. The 10 parking spots to the north of Lighthouse Point, near 180<sup>th</sup> Ave. W., and the parking spots directly west of Constitution Park between 182<sup>nd</sup> Ave. W. and 183<sup>rd</sup> Ave. W. will be restricted to residents of the Town who display a valid parking sticker. These parking spots cannot be used between 11:00 p.m. and 6:00 a.m. except by the primary transportation vehicle of the resident or houseguest. The parking amendments will be considered for passage at the next regular Commission meeting.

### **2. Disaster Plan (Monitoring Contract)**

Due to the absence of Commissioner Lee Holmes Commissioner for Emergency Operations, discussion of the Disaster Plan was postponed.

### **3. Health Insurance**

Mayor Beyrouti explained that the Town has investigated a more affordable health insurance coverage for its employees. Currently the Town has a PPO through the Florida Municipal Insurance Trust. Mayor Beyrouti asked the Commissioners to review the proposed changes to an HMO with the same organization, and to review the choices in co-pays and other benefits, since the current medical insurance premiums are becoming a financial burden on the Town. Employees were asked to give some suggestions at the next regular Commission meeting.

## **MISCELLANEOUS**

Mayor Beyrouti invited resident Christy Herig to come and express her ongoing concerns about recent height variances on some duplexes. Commissioner Marshall Reynolds said that he had hoped to meet with Ms. Herig before to resolve some questions about height definitions in Town and State Codes. Ms. Herig stated that, when she attended the August 9 Commission meeting, she was given a different interpretation of the height definition from Mike Nadeau, Building Official, than what she interpreted from the Florida State Code. A subsequent meeting between Ms. Herig, Commissioner Reynolds and Mr. Nadeau on August 31 to discuss the Codes was cancelled. Mayor Beyrouti had asked Mr. Nadeau to get the opinion of another certified building official as to the height definitions, which he did, Mr. Nadeau provided a letter from Larry Nayman, C.B.O. for Indian Shores, supporting Mr. Nadeau's definition for height allowances. Mayor Beyrouti, in response to several residents' complaints about the height of some new duplexes on 175<sup>th</sup> Avenue, said that he is satisfied with Mr. Nadeau and Mr. Nayman's explanation, as were the Commissioners present.

Several residents expressed other concerns about "special treatment" for the Parsley' construction project, such as 6 foot fences and appropriate attention to possible water run-off from the site. Mayor Beyrouti assured the residents that site plans stamped by a Civil Engineer are required and on file for anyone to review at Town Hall. Mayor Beyrouti said that if there are sufficient petition signatures to request a change in the Town Code for fence height, the Commission will address it.

Special Meeting – Wednesday, September 7, 2005 – 5:15 p.m. – Adopt Final Millage and Ad Valorem Tax and Amend and Adopt 2005/2006 Final Budget Wednesday, September 7, 2005 5:15 P.M.

Regular Meeting - Tuesday, September 13, 2005 – 7:00 p.m.

Workshop Meeting – Tuesday, September 27, 2005 – 4:00 p.m.

Respectfully Submitted,

Patti Herr, Secretary